



## BALTIMORE HOUSING

STEPHANIE RAWLINGS-BLAKE  
Mayor

PAUL T. GRAZIANO  
Executive Director, HABC  
Commissioner, HCD

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Paul T. Graziano, Commissioner

Date: July 31, 2015

Re: **City Council Bill 15-0548 - Rezoning – Certain Properties in the Barclay Community**

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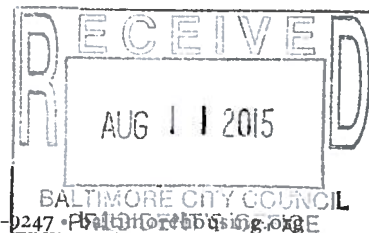
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 15-0548 for the purpose of changing the zoning for certain properties in the Barclay Community from the B-3-2 Zoning District to the B-2-3 Zoning District from the R-9 Zoning District to the B-2-3 Zoning District.

If enacted, this bill, which is a companion bill to City Council Bill 15-0547-Urban Renewal-Barclay Amendment, would allow the rezoning of the properties located on Greenmount Avenue to support the approved Rental Phase III project of the Barclay Redevelopment called the North Barclay Green 3 (NBG 3). The properties at 2000 to 2026 Greenmount Avenue would be rezoned from the B-3-2 Zoning District to the B-2-3 Zoning District and properties located at 1920 and 2000 Greenmount Avenue from the R-9 Zoning District to the B-2-3 Zoning District.

The Housing Authority of Baltimore City (HABC), based on responses to a Request for Qualifications issued in April 2005 for the development of approximately 300 properties in the Barclay/Old Goucher neighborhoods, selected Telesis Corporation, an affiliate of the developer, Telesis Baltimore Corporation (collectively, "Telesis"), to manage the redevelopment. Telesis worked with the community and public housing residents to create the Barclay Midway Old Goucher master development plan using a mixed-finance, mixed-income approach that included affordable and market-rate homeownership and rental units.

The resulting plan called for the development of approximately 322 houses, of which 199 were rental units and 123 were for-sale housing, developed through a combination of the rehabilitation of vacant properties on strong blocks and new construction on blocks with high vacancy rates. Ninety-one of the affordable

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rental units will replace the former Barclay Townhouses and nine units will be created to meet a HUD requirement to house chronically homeless individuals. To date, 141 rental units have been created and are 99% occupied. Additionally, 35 for sale homeownership opportunities were created of which 34 are sold. The next two phases are Homeownership Phase II which consists of 32 market rate for sale units and a community park and NBG 3 which consists of 57 affordable units and commercial spaces.

NBG 3 builds upon the revitalization efforts of the previous phases to revitalize the 1900 and 2000 block of Greenmount as well some of the interior blocks. NBG 3 will create 57 affordable rental units in three newly constructed buildings along Greenmount Avenue and well as in thirteen scattered site rehabbed units on 21<sup>st</sup> and 22nd Streets. The buildings on Greenmount Avenue will also feature small community and retail spaces. Possible uses under review include a café, gym, arts space and a laundry. The construction is proposed to start in January 2016 with a 12 month construction schedule. The proposed amendment to the Barclay URP, along with the proposed rezoning action supports NBG 3 Rental project which will bring significant investment to Barclay and provide needed housing opportunities, create jobs and provide needed community services.

NBG 3 also fits into the Mayor's new strategy, Leveraging Investments in Neighborhood Corridors (LINCS), which focuses on revitalizing heavily trafficked corridors connecting Baltimore City's neighborhoods and communities. The Greenmount avenue corridor from Eager to 29<sup>th</sup> street is one of the five piloted corridors for LINCS.

The Department of Housing and Community Development recommends the passage of City Council Bill 15-0548.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*  
Mr. Colin Tarbert, *Deputy Mayor*